

Statement Regarding Homeowner Responsibility of Certain Maintenance/Repair Work

Rev.A - 2/12/2024

From time to time, homeowners ask the Board for assistance with maintenance and/or repair/replacement work both inside and outside their units. Our Association's governing documents spell out many of those items that are the Association's responsibility and many that are the responsibility of the Homeowner.

A partial list of items that the Association considers the responsibility of the homeowner are as follows:

1. General appearance of the plantings around your unit
2. Watering of plantings around your unit (we will replace Association installed bushes/shrubs/plants and bill back unit owner if due to lack of adequate watering)
3. Custom and/or more frequent pruning of bushes, shrubs, & plantings (landscaper is contracted to trim Association planted bushes and shrubs twice a season only)
4. Window cleaning, inside and out
5. Repair and/or replacement of exterior windows due to stone chips, breakage, or mechanical issues
6. Removal of wasp nests, hornet's nests, spider webs on the owners building
7. Removal of skunks or other wildlife in window wells without protective covers
8. Remediation of squirrels, chipmunks, and other wildlife residing around units including those residing above or under concrete pads
9. Debris removal from driveways and common areas around owner's unit
10. Garage door openers and garage door mechanical items (i.e. broken springs, rollers)
11. Sump pump repair & replacement
12. Outside water faucets and electrical outlets (Association maintains outside lighting and electric eyes)

Please be aware that maintenance/repair work that is done with the assistance of the Board (such as vendor/provider recommendations) may still be done at the expense of the homeowner rather than the Association. The Board will inform you at the outset of such a request whether you will be charged for the repair or maintenance work or whether it will be done at the expense of the Association.

The Board maintains a list of contractors and vendors that it uses for occasional repair and maintenance work, such as pest control and power washing, for example, and we further contemplate creating an expanded list of such providers by asking homeowners themselves what vendors they have used that they have found to be satisfactory.

Other Association Guidelines

Landscape Additions

The Association has given leeway to unit owners to plant perennial and annual flowers in the common areas around their personal units. Be advised that the responsibility for maintaining these plants or bushes lies with the unit owner. This includes watering, pruning and/or trimming, and replacement, if necessary. Our landscape service is responsible for maintaining only the bushes, trees, and plants that were installed by the Association. The landscape service may trim bushes unit owners planted, but it is not their responsibility to do so and accepts no responsibility for improper pruning. Unit owners should not interrupt landscape workers with special requests as they have been given specific instructions to follow.